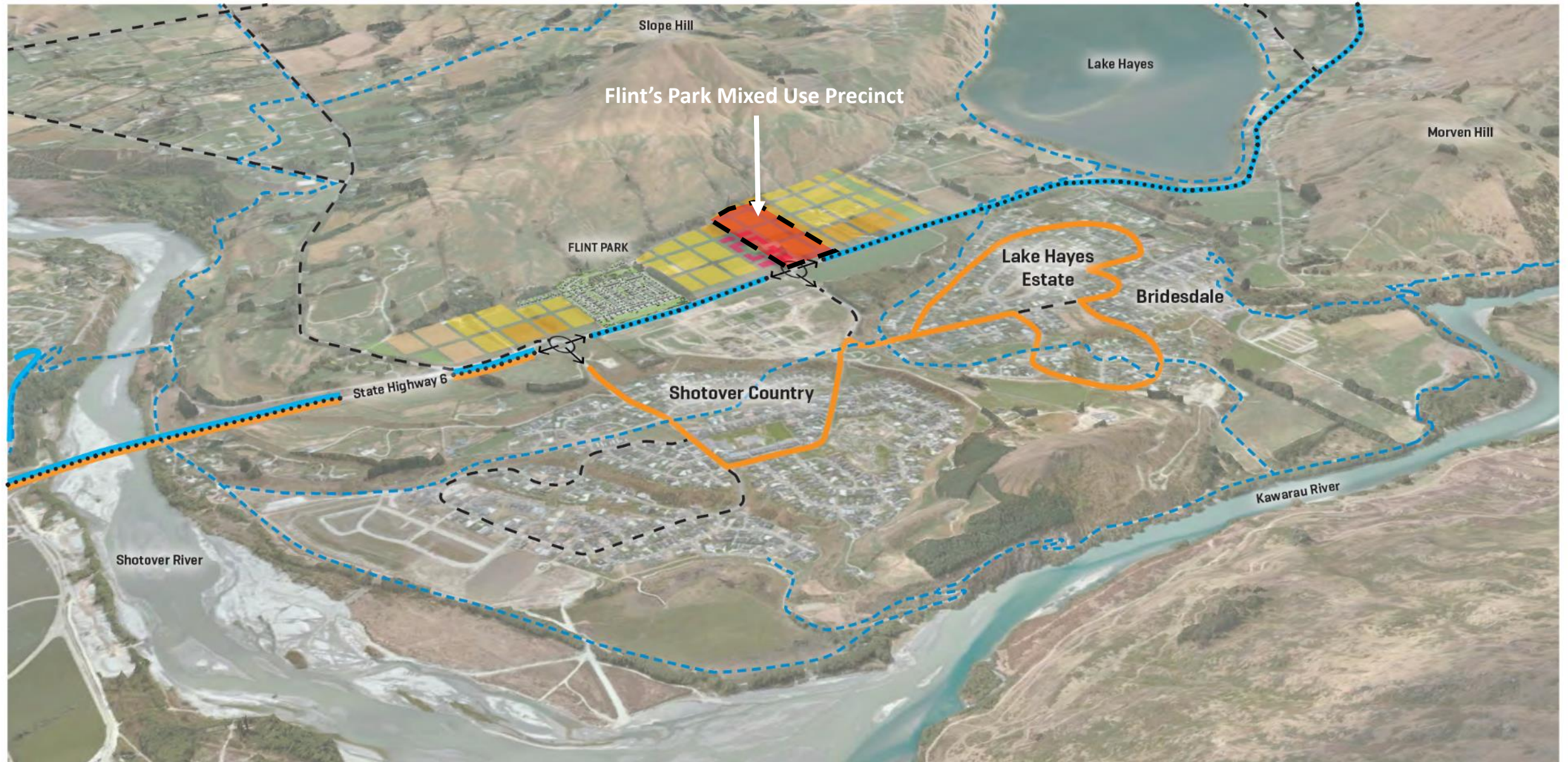


Site and Locality - Existing Transit and Cycling Connections
(Overlaid the QLDC Ladies Mile Indicative Masterplan)



↻ Major Intersections

●●● State Highway 6 (Ladies Mile)

● Secondary Roads

⋯ Existing Cycle Trails

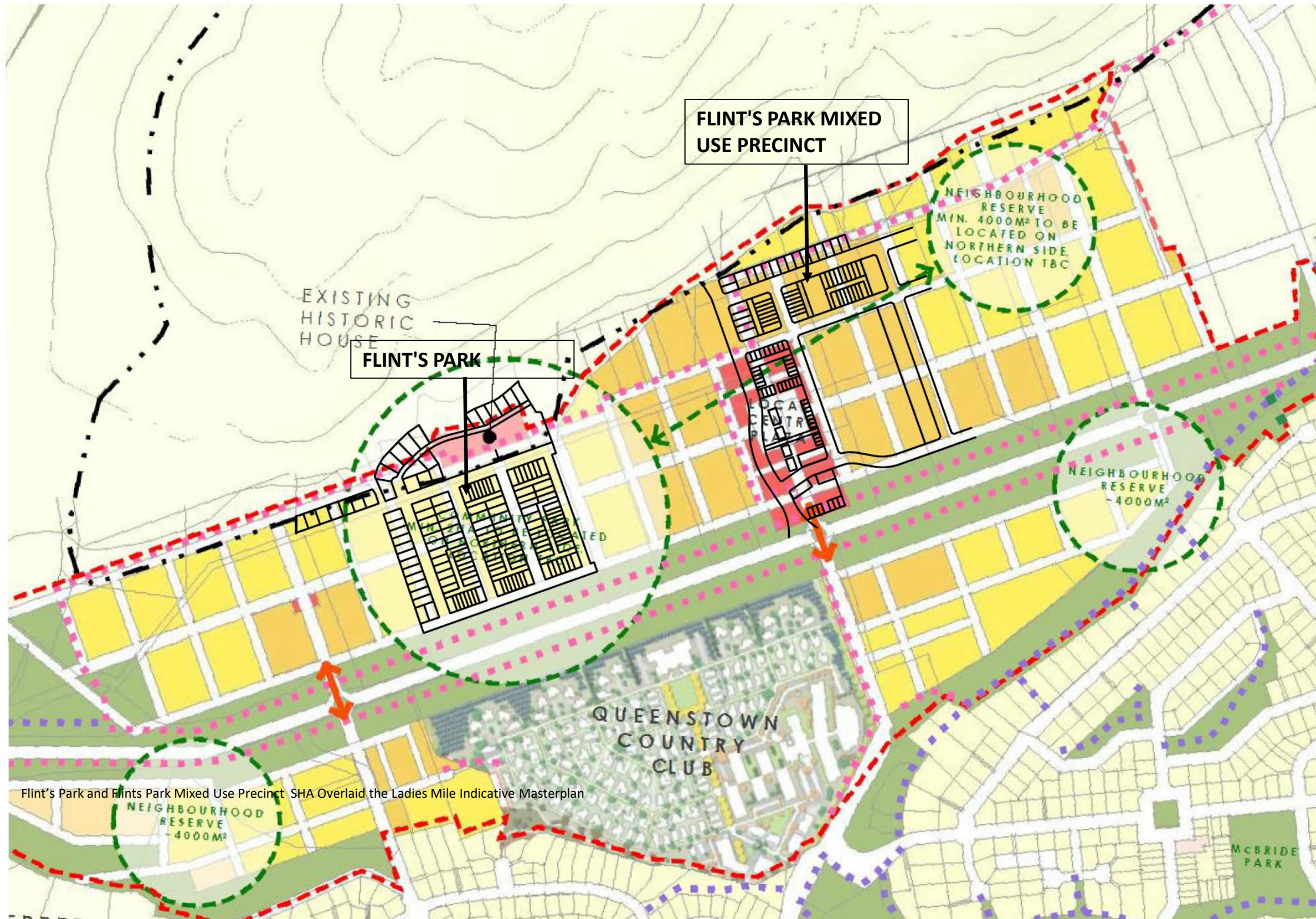
⚡ Bus Route

■ Medium-Low Density Residential

■ Medium Density Residential

■ High Density Residential

■ Mix Use



Flint's Park and Flint's Park Mixed Use Precinct SHA Overlaid the Ladies Mile Indicative Masterplan



FLINT'S PARK MASTERPLAN

Masterplan - Renders



Render 1: Looking south towards The Remarkables



Render 3: Looking from possible neighbourhood park and terrace housing



Render 2: Looking south adjacent to Linear Park



Render 4: Looking from Queenstown Country Club to Flint's Park

Built Form Design Principles

The key objective of the design principles is to ensure that all buildings are designed to enhance their unique location and landscape, speaking to the vernacular architecture of the area, without restricting design innovation. Quality of design, materiality and detail is emphasised over style.

Buildings are to be simple in form and will fit within the setback and height controls for the development. Primary roofs are to be gables, with other roof forms used as linking sections, or ancillary roofs, where required to give the best architectural outcome.

Materials are selected to provide variety and choice within an overall coordinated palette, resulting in a cohesive

neighbourhood of individual design. Materials and colours of selected dominant walls, Architectural features and roof cladding, should be considered and selected together as a cohesive palette and should be appropriate to the building's form.

Colours of materials generally will be selected to reflect the surrounding natural environment – colours such as rich and muted neutrals will enhance the natural materials such as cedar and schist and timber.

It is proposed that a detailed Design Guideline will be developed to accompany the first Qualifying Development application.

Exterior Cladding architectural features

Schist

Insitu Concrete

Clear finished or painted

Stacked Masonry

Clear finished or painted

Chimney Flues

Enclosed or painted

Roof Cladding

Long run tray roofing
zinc or powder-coated

Roofing Details

Spouting, downpipes, flashings
To match roofing material

Exterior Cladding dominant walls

Cedar Weatherboard

Vertical or horizontal
Natural or stained

Board and Batten

Stained or paint finished

Plaster Render

Paint finished

Weatherboard

Timber or linear
Paint finished

Bagged Brick

Paint finished

Metal Wall Cladding

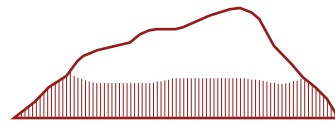
Steel zinc or aluminum
Natural or powder-coated



MASTERPLAN



PLAN 2: GLENPANEL MASTERPLAN (SCALE 1:3,000 @ A3)



DENSITY PLAN

DEVELOPMENT DENSITIES

The Masterplan shows 3 differing areas of development densities, responding to the site characteristics, a mix of densities and open space. They include:

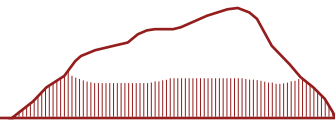
- **The Rural Edge Villas:** The Rural Edge Villas are located on the southern boundary of the residential precincts, facing onto the proposed Ladies Mile Parkland. There are 30 proposed Rural Edge Villa lots, ranging in size from 600 – 970m². The Rural Edge Villas will be subject to specific design controls, ensuring a contiguous amenity alongside this edge. Those controls will specifically address such matters as recessive coloured roofing, and claddings in natural finishes such as timber, steel and stone.
- **The Residential Lots:** Located behind the Rural Edge Villas, to the north of those lots, these lots allow for a more traditional residential response and market, with 60 lots ranging in size from 415 to 580m² in size. Design controls will apply, with similar controls in regards to claddings and colours, however fencing will be permitted between lots for privacy and shelter.
- **The Medium Density Precinct:** This precinct is located towards the northern part of the site, at a distance of 325 metres or more from the Ladies Mile Highway. These super lots allow for approximately 30 townhouse dwellings at 2 storeys.
- **The Commercial Area:** This area is located at the entry point to the site from the Ladies Mile Highway. This is a super lot of 4,430m² and will allow for provision of a local store and other offerings serving the subdivision.

Overall, the Masterplan shows 45% of the land utilised for development, with the remainder maintained largely in open space or recreational parks and streets. Importantly the roadside rural edge area, which is 75 metres deep and is 1.7 ha in size or 11% of the whole site.



PLAN 3: DENSITY PLAN (SCALE 1:3,000 @ A3)

OPEN SPACE PLAN



URBAN DESIGN: PLANTING TYPOLOGIES

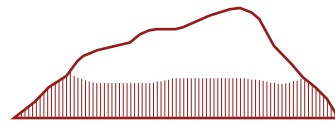
Taking into account the arcadian nature of the site, and the exotics located around the Glenpanel homestead, the intention would be to promote this by way of large exotic deciduous street trees.

These would provide shading in the summer, sunlight in the winter after leaf loss and would be at a mature height whereupon the visual mass of residential dwellings become secondary to tree planting.

Three main neighbourhood parks will be created in the subdivision, a central area of 7,500m², and two northern parks of 4,950m² and 2,350m².



PLAN 4: OPEN SPACE PLAN (SCALE 1:3,000 @ A3)



PUBLIC ACCESS & CONNECTIVITY

URBAN DESIGN: CONNECTIONS

Walkways and Cycleways - External

The proposed development will have opportunities to connect directly to existing trails and cycleways outside the site. A principal linkage will be the development of the proposed underpass under Ladies Mile, funded by the Housing Infrastructure Fund, east of the Stalker Road roundabout.

This underpass will be an asset for the development, giving connection to residential development south of Ladies Mile, including the retail area in Shotover Country, the primary school and the wider trail network that flanks the Kawarau River and beyond.

The opportunity also exists for linkage to the wider trail network to the north, utilising the Lake Hayes walkway and beyond, connecting via an unformed legal road that exists to the east of the site, running along the base of Slope Hill towards Lake Hayes.

WALKWAYS AND GREEN SPACE / OPEN SPACE

External Walkways and Connectivity

The proposed development has considered potential linkages to the wider community and existing trails and facilities.

To the north of the development an undeveloped legal road exists, extending to the east to the Lake Hayes walkway. Development of this, as a walkway link would connect the proposed development to the Wider Queenstown Trails network and would also enable another linkage from existing and proposed developments north of Lake Hayes, including Arrowtown, to the trail networks at the south of the basin.

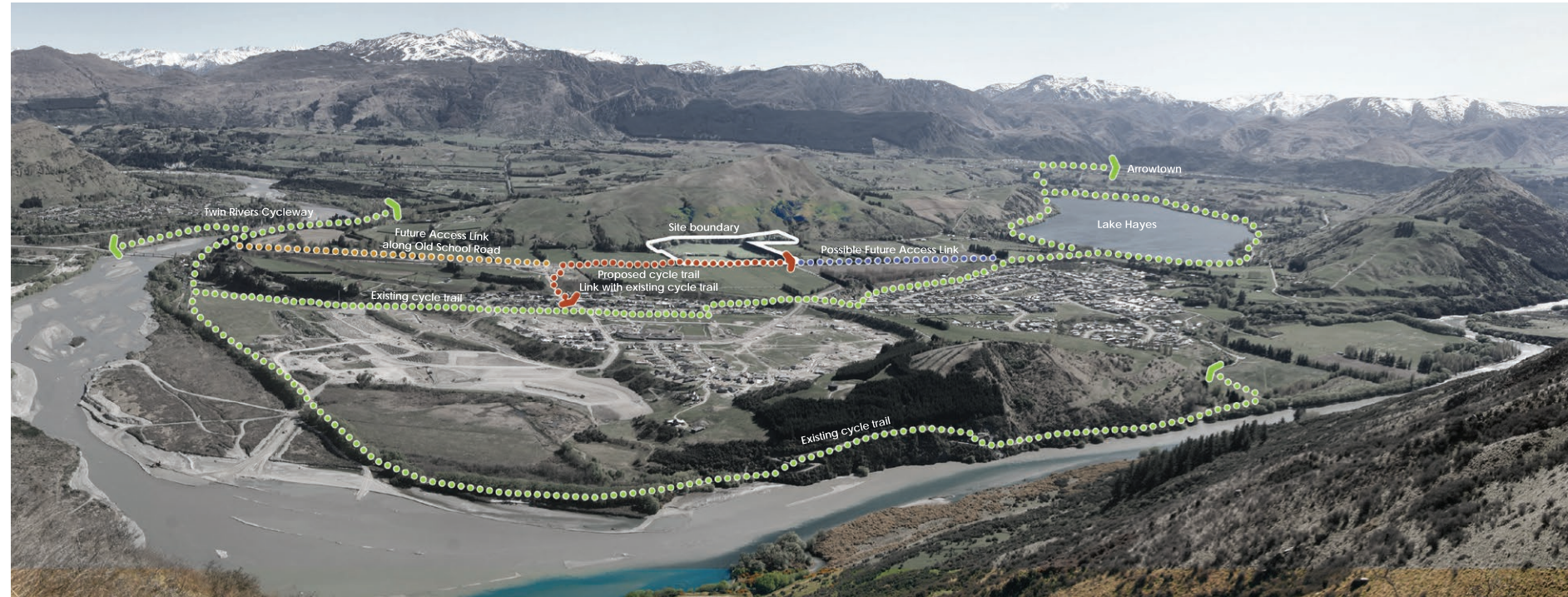
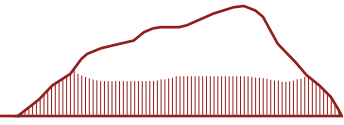


IMAGE 13: PUBLIC ACCESS & CONNECTIVITY



PLAN 5: PUBLIC ACCESS & CONNECTIVITY

SITE CONNECTIVITY



URBAN DESIGN: CONNECTIONS

Walkways and Cycleways - Internal

Within the site, opportunities for linkages and connections have been carefully considered. The proposed lot layout enables both north-south and west-east connections by way of footpaths by roading and stand-alone cycleways and walkways. The Masterplan seeks to align green spaces and walkways together, in order to maximise the length of views and to remove impediments to longer views within the basin.

WALKWAYS AND GREEN SPACE / OPEN SPACE

Internal Walkways and Open Spaces

The masterplan shows a series of internal green spaces and walkway connections. The principal green spaces are the central neighbourhood park approximately 75 x 100 metres, a north western park of approximately 35 x 120 and a north eastern reserve of approximately 60 x 30m. Each space provides a significant usable green space located close to the medium density precincts.

Linking these parks are a series of green walkways, of a suitable width to promote safety and amenity, linking neighbourhoods and providing safe pedestrian access alternatives to roadways.

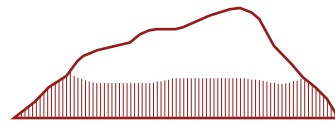
A major walkway link traverses the southern boundary of the site, adjacent to Ladies Mile, running west-east. This walkway is located on the edge of the roadside rural edge, leaving that open and available for wider recreational uses for all residents within that large green space. Walkway links then run north-south from this roadside walkway, along open green space corridors north toward principal road corridors within the development. As well as providing open visible accessways the green space corridors provide visible breaks and views of length into the development, a design response considered to be preferable to mass screen planting.

VEHICLE SITE ACCESS

The masterplan shows a single access to the site from Ladies Mile, adjacent to the existing unformed legal road on the eastern boundary. Options for future connections from internal roads to the development that might occur to the west or east are allowed for, but is not a critical part of the overall site roading patterns. Road widths have been developed to allow for the possibility of future development on adjacent sites, should that occur.



PLAN 6: SITE CONNECTIVITY



MEDIUM DENSITY PRECINCT

URBAN DESIGN : CHOICE

The proposed development provides a range of lot sizes and medium density townhouse dwellings. Lots range from 415-580m² medium density lots, in the northern portion of the site, to 600-970m² lower density lots along the southern portion of the site.

In the area shown as medium density, terraced townhouses may be undertaken in a comprehensive manner and are limited to up to 2 storeys high.

Lot owners selecting the residential lots will have a choice of architectural plan packages designed specifically for those lots. These houses are of a similar vernacular, with the design outcome controlled by innovative design controls in regards to both dwellings and landscape.

The lot patterns are grouped together enabling a contiguity of amenity within the village. Overriding design controls further promote the 'village' amenity ensuring that the development has a strong village character and is not a traditional mixed suburb.

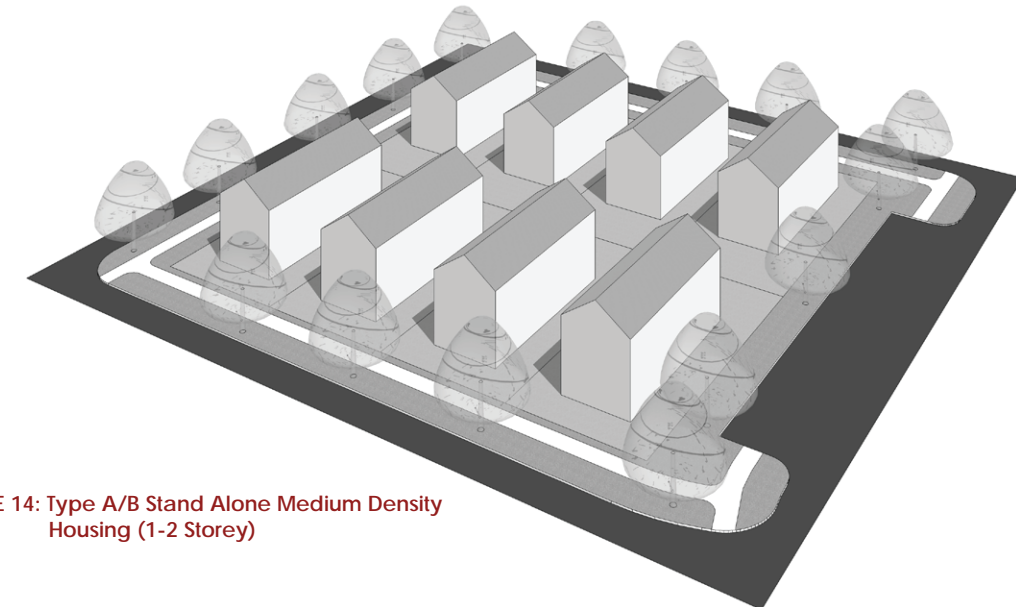


IMAGE 14: Type A/B Stand Alone Medium Density Housing (1-2 Storey)



PLAN 7: MEDIUM DENSITY PRECINCT AREAS

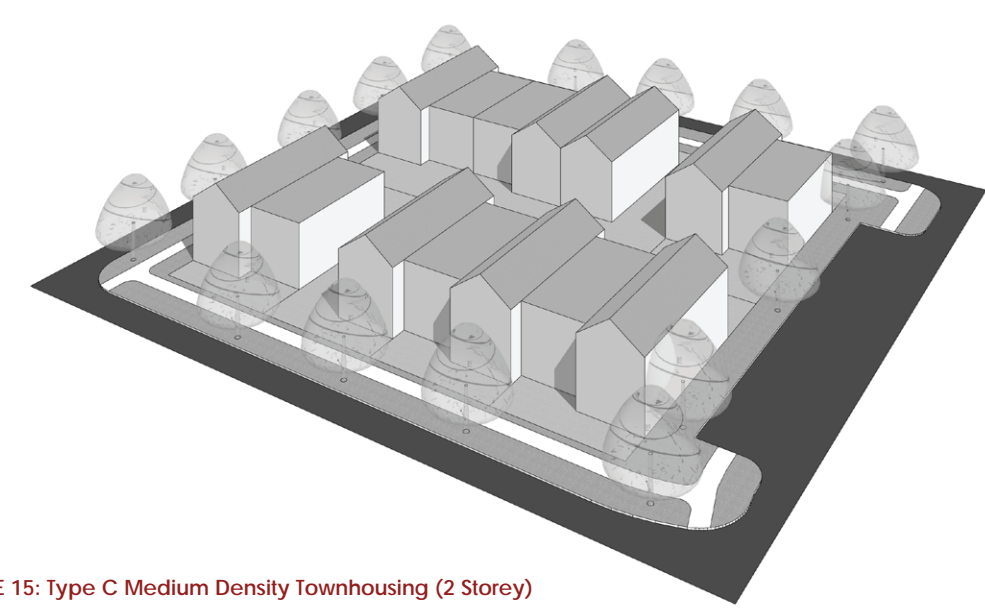
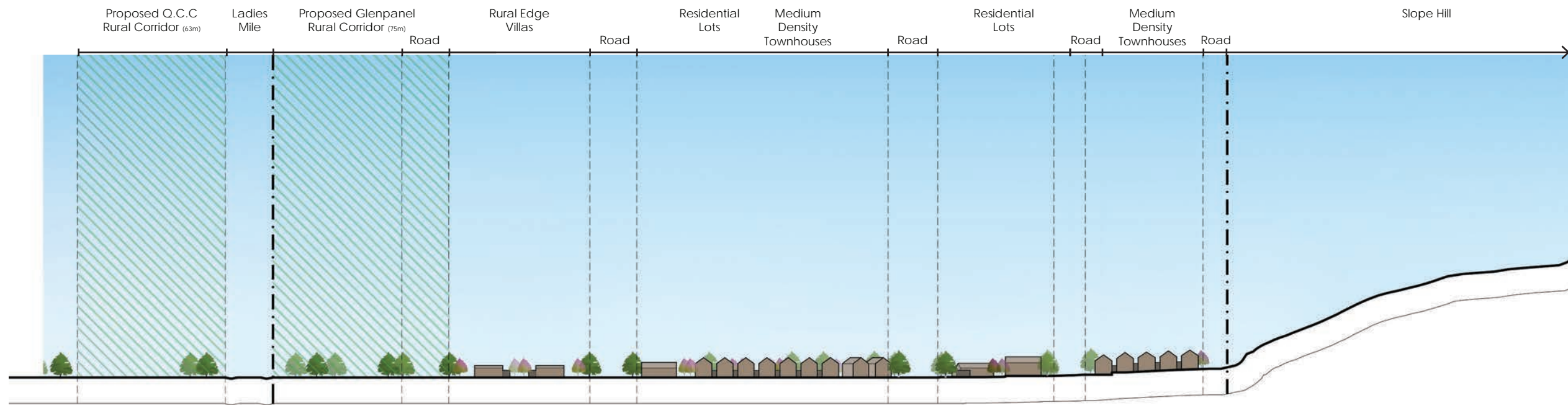
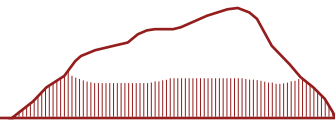


IMAGE 15: Type C Medium Density Townhousing (2 Storey)

CROSS SECTION



INDICATIVE CROSS SECTION AA

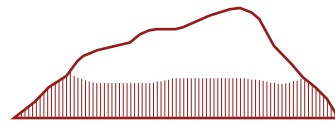
Scale 1:2,000 @ A3



IMAGE 16: CONCEPTUAL VISUALISATION FROM ENTRY



PLAN 8: SECTION LOCATION PLAN



DESIGN CONTROLS

Dwelling controls will be strict, and ensure that no dwellings exceed the specified height. Furthermore, building controls will specify gabled roof forms, although the gables do not have to be equal or parallel. Colours will be generally recessive, with detailing in joinery, front doors etc. allowed. Specific design controls will apply to each building typology on lots.

These include:

- Rural Edge Lots
- Residential Lots
- Medium Density Townhouses

ARCHITECTURAL CONTROLS

Roofs

Rural Edge Lots: Roofs shall be gabled in form, with equal roof slopes each side of the gable line, no hip roofs are allowed. Roofs shall have a pitch between 20 and 45 degrees to ensure a continuity of gabled roof form. It is understood that this can restrict floor sizes so flat connections between gabled forms are permitted but shall not exceed more than 20% of the floor areas. Gable rules shall apply to all garaging as well.

Residential Lots: As above but gables would not be required to have equal roof pitches each side of the gable line.

Medium Density Townhouse Lots: Roofs shall generally have gables forms however those gables may spread over several titles and are not to have equal roof pitches each side of the gable line

All Roofing shall be in either corrugated iron, tray profile iron or shingles only and shall be in dark grey or black colour. Tiled roofs will not be accepted.



IMAGE 17: ROOF PITCH & MATERIAL

Wall Claddings

Rural Edge Lots: Shall be in horizontal or vertical timber (oiled to a natural colour finish or left to weather) or: steel cladding left to weather or in a dark grey or black colour finish or; local stone or; un-rendered concrete block.

Residential Lots & Medium Density Lots: As above plus painted weatherboard finish in greens, reds or greys or red brick (non - textured, painted or mortared over for effect).

Cladding materials can be mixed over a building however single architectural element can only be clad in a single finish.



IMAGE 18: TIMBER CLADDING

Building Heights and Setbacks

Rural Edge Villas: Dwellings shall not exceed 5 metres in height and shall have setbacks of 2 metres for side yards and 4.5 metres for front and rear yards.

Residential Lots: Dwellings shall not exceed 6.5 metres in height and shall have setbacks of 2 metres for side yards and 4.5 metres for front and rear yards.

Medium Density Townhouses: On amalgamated lots where terraced townhousing is proposed the terrace dwelling widths shall be between 4.5 and 6 metres and shall be permitted up to 8.5 metres in height.

In general, development on the Medium Density zones shall adopt sound urban design principles.

LANDSCAPE CONTROLS

Fencing / Boundary treatments

Rural Edge Lots: All street frontage boundaries, excluding 5 metre gaps for entry and driveways, on all lots shall front to the street in hedging in Hornbeam clipped and maintained to a minimum height of 1.5 metres. Hedges are also encouraged on boundaries facing reserves and open spaces however this is not compulsory. Solid fencing as described below for Residential Lots is permitted on these lots between lots only. Fencing to protect hedge

planting or for the purpose of containment, or boundary fencing is permitted in traditional 7 wire fencing to 1 metre high, in wire or mesh with Warratahs at 2.5 metre centres.

(Note: the above controls are promoted to impart a tree, green edge to the principal open space and to avoid an 'urban' appearance from Ladies Mile views)



IMAGE 19 : LAUREL HEDGE

Residential lots: Boundary fencing in 1.5m high timber fencing is permitted on side and rear boundaries aside from where boundaries front reserves or open space where hedging as above is required. Timber fencing shall be set back 4 metres from road frontages to encourage a green street frontage.

Medium Density Lots: Boundary fencing is permitted in timber fencing on side yards to 1.5 metres high, in vertical timber, stained a mid - brown.

In regards to street fencing this shall be reviewed on a case by case basis and shall be reviewed following developed design and should be cognisant of the following principles:

- Fencing facing onto streets, walkways or common areas shall show a contiguous amenity over the length of the housing block.
- Fencing is permitted to 1.8 metres high and shall be in concrete block, steel and / or vertical timber battens.
- Breaks in fencing for the purpose of driveway and gate penetrations shall be allowed.
- Concrete or plastered concrete fencing shall be painted in a colour to match the main building forms or left unpainted if undertaken on concrete, textured concrete or steel. Timber staining colours shall be contiguous over the length of a block.

Planting

In order to promote a contiguous residential amenity, tree species planted for the purpose of shade or amenity, over 5 metres in height, within lots, shall be limited to the following species only; Mountain Beech, Oak species, Elm Species, Dogwood species, Cherry species, or Fruit trees.

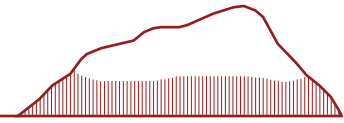


IMAGE 20: ELM TREE



IMAGE 21 : DOGWOOD TREE

LANDSCAPE ANALYSIS



INTRODUCTION

This landscape analysis contains:

- The context of the wider landscape,
- A description of the proposal,
- Landscape assessment,
- Conclusion.

DESCRIPTION OF SITE

The site is located north of Ladies Mile nestled between Slope Hill, and the State Highway. The site is generally flat with fences and young hedging dissecting the property and set out in a traditional and recognised agricultural pattern. The site is 15.5ha in size, 350 metres width running west – east and between 360 and 445 metres wide running south – north. The site increases in width to the east, following the base of Slope Hill as the base of Slope Hill moves away from Ladies Mile in an easterly direction.



IMAGE 22: THE SITE

An established oak avenue defines the western boundary of the site, being the existing driveway access to the historic Glenpanel homestead, located directly north of the site. The Glenpanel homestead and environs is a well-established traditional farm cluster, with a homestead, gardens and agricultural buildings. These include a hayshed and other smaller sheds, some of which are located on the site.



IMAGE 23: EXISTING FARM BUILDINGS



IMAGE 24: EXISTING FARM BUILDINGS

Slope Hill, directly north of the site, is recognised as being an Outstanding Natural Feature (ONF) and a classically shaped Roche Moutonee, shaped by glaciers in the last glacial period. Slope Hill is largely open in character, covered with pastoral grasses with mixed vegetation through the minor gullies. These gullies run down the visible southern faces.

THE WIDER LANDSCAPE CONTEXT

The Ladies Mile Flats

The Ladies Mile Flats include the flat land that occupies the space between Slope Hill to the north and the terrace edges flanking the north side of Lake Hayes Estate, Shotover Country and Queenstown Country Club to the south. These flats flank State Highway 6, known as Ladies Mile on the north and south of Ladies Mile, and vary in width along the length of that road. The width of these flats, in the vicinity of the Glenpanel site, extends approximately 280 metres to the north, to the base of Slope Hill.

Moving to the east, the flats on the north side of Ladies Mile increase in width with the Threeewood portion of the flats up to 580 metres wide. At that point the flats drop in an easterly direction over minor historic terraces to the southern end of Lake Hayes. At the western end of the north Ladies Mile flats the Flats terminate at the western end of Slope Hill.

The southern Ladies Mile Flats are the smaller of the two halves. These flats commence at the eastern end of Ladies Mile, where the Lake Hayes Estate terrace edge meets Ladies Mile and increase in width as that terrace edge heads away from Ladies Mile to the west. The widest portion of these flats is located in the vicinity of the Queenstown Country Club site. The flats extend out to approximately 470 metres in width. In the true sense these flats are completed in the vicinity of Stalker Road and the roundabout, developing into a series of terraces sloping to the west towards the Shotover River.

In general, these flats are recognised as one of the principal components of the entry experience heading west into Queenstown. Substantial development has occurred below the terrace edge where development is screened by topography. This includes Lake Hayes Estate, Bridesdale and Shotover Country. The more recent development of Queenstown Country Club sits on the flats south of the Glenpanel site.

Slope Hill

Slope Hill, located to the north of the site, forms the northern backdrop to the site and straddles the continuous northern boundary over a length of approximately 600 metres. Slope Hill rises approximately 300 metres above the site, at its highest point. Ladies Mile is a classic 'Roche Moutonee', a glacial feature, formed and shaped by glacial advances. It exhibits a smooth sculptured form, with a noticeable absence of domestic patterns and vegetation aside from a predominance of pastoral grass.

Slope Hill is acknowledged to be an Outstanding Natural Feature (ONL) within the landscape classifications of the Operative District Plan with the base of that ONL running along the base of the hill at the northern boundary of the site.

The Shotover River Terraces and Escarpments

Historic river terraces and their escarpment edges form the distinctly recognisable boundaries between the Ladies Mile Flats and the Shotover River. The escarpment edge that forms the northern boundary to the residential terraces occupied by the Lake Hayes Estate, Bridesdale and Shotover Country residential communities runs alongside the southern Ladies Mile flats, flowing west to east and terminating at the Shotover bridge before sweeping north up the Shotover River valley.

There are two distinctive terrace elevations, the upper terrace containing Lake Hayes Estate, Shotover Country and Bridesdale and the lower terrace, adjacent to the Shotover River, containing the lower portion of Shotover Country.

A landform 'bridge' is located between Lake Hayes Estate and Shotover Country, linked to a smaller hill form by the Shotover River.

The Shotover River and The Remarkables

The Shotover River and the Remarkables Range form the southern backdrop to the wider southern landscape that frames the site. Both are designated as Outstanding Natural Features (ONF) in the Operative District Plan.

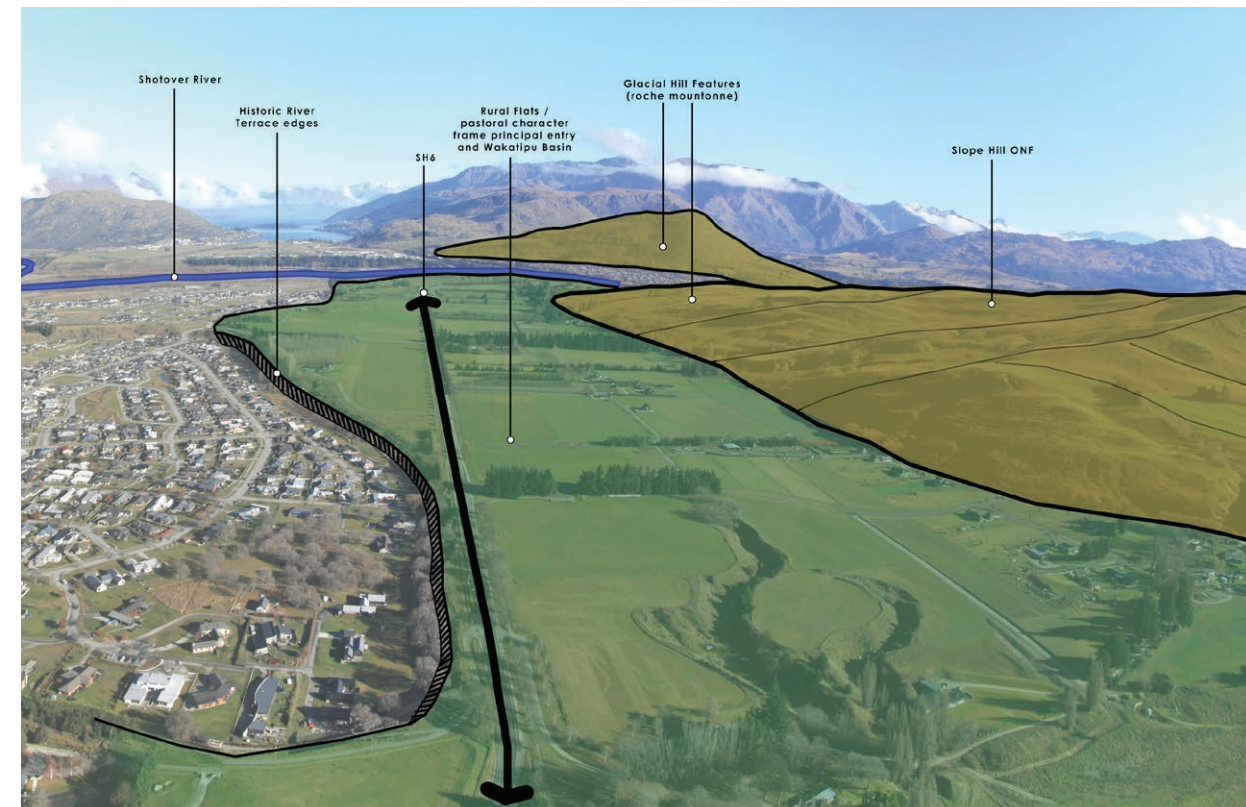
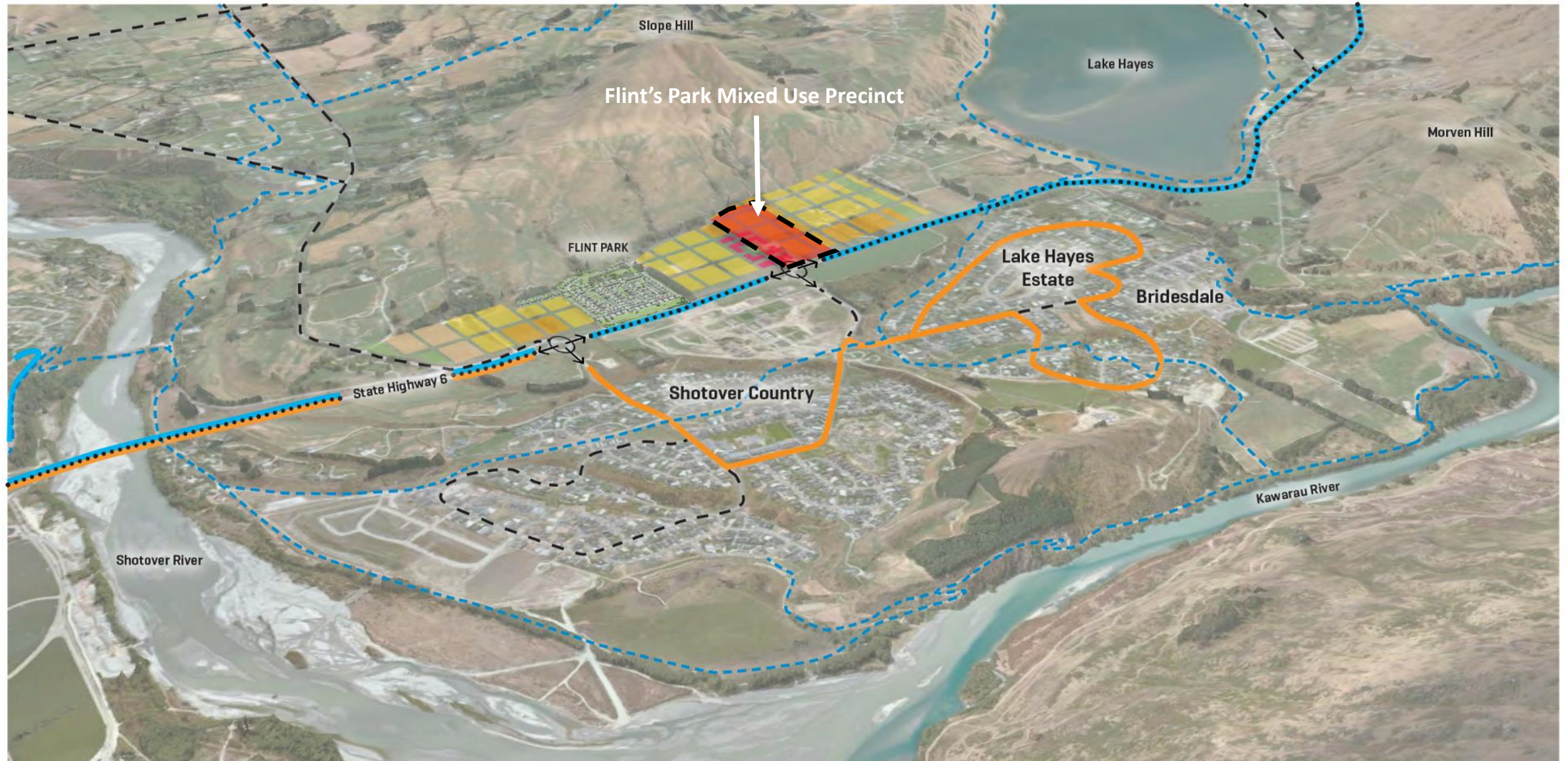
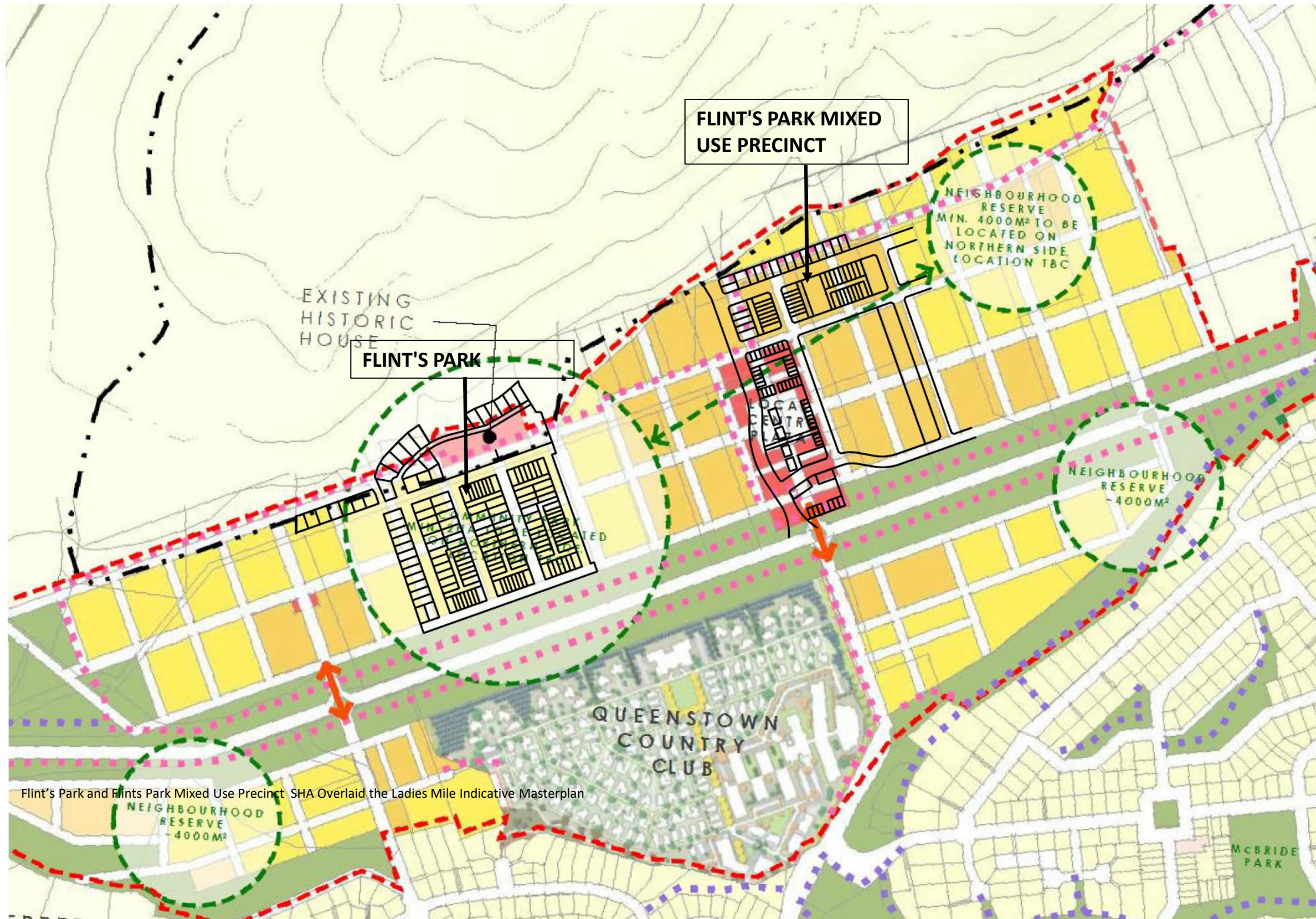


IMAGE 25: LANDSCAPE UNITS

Site and Locality - Existing Transit and Cycling Connections
(Overlaid the QLDC Ladies Mile Indicative Masterplan)





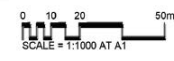
Flint's Park and Flint's Park Mixed Use Precinct SHA Overlaid the Ladies Mile Indicative Masterplan

Flint's Park and Flint's Park Mixed Use Precinct SHA Overlaid the Ladies Mile Indicative Masterplan



Proposed Dwelling Mix

Stand alone	14
Terrace Houses	64
Apartments	18
Total Households	96





Artists Impression: View looking north up the north-south street adjacent to the school site.

The Flint's Park Mixed Use Precinct will include commercial/retail activities with higher density residential activities both integrated into the central village area but also within an easy walk of the centre.

The vision is to create attractive streets that promote a walking and cycle friendly environment. The buildings are human scale, which combined with the coherent use of materials as indicated in the Built Form Design principles will ensure that the emerging character is reflective of the unique location and landscape.



Image Location

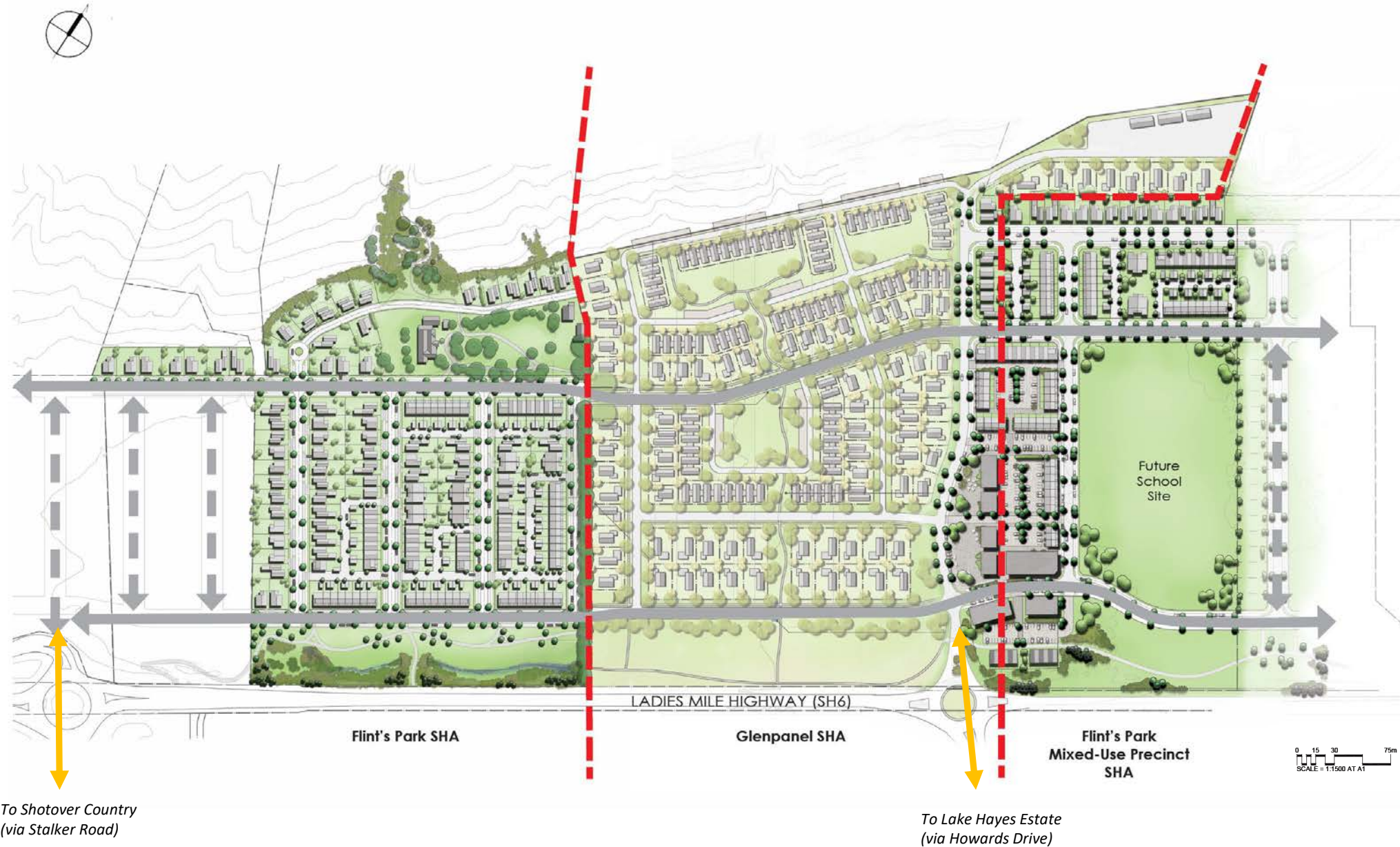


The open space strategy has been considered in the context of proposed open space on the Glenpanel and Flint's Park SHA applications, which given their close proximity does not necessarily require a local park in the Flint's Park Mixed Use Precinct.

In particular, as per the QLDC Ladies Mile Masterplan there is a landscape strip proposed alongside the highway. This landscape strip is generally consistent with the Ladies Mile masterplan and will incorporate a shared pedestrian and cycle path plus integration of stormwater management and general landscaping. The generous setback area combined with comprehensive landscaping will provide an attractive buffer area from the state highway.

As per the QLDC masterplan the mixed use precinct comes closer to Ladies Mile near the entrance to the Precinct (ie near the proposed Howards Drive roundabout).

The village square is envisaged as an important element of the public realm that can be used for community gatherings and events.



The Flint's Park Mixed Use Precinct is designed to connect into the two east-west roads that provide connect across the Glenpanel and the Flint's Park SHA's. Both of these east-west roads have potential to be bus routes and provide for a high level of connectivity between all neighbourhoods on the north side of Ladies Mile.

The Mixed Use Precinct will have direct access to the Queenstown Country Club, Lakes Hayes Estate and Shotover Country via Howards Drive and the new roundabout proposed, making the proposed commercial/retail centre a highly accessible community hub for the wider area.

Cycle trails are proposed along the Ladies Mile set back area and at the rear of site utilising paper roads which will ultimately connect into the wider Queenstown Trail network.

Built Form Design Principles

The key objective of the design principles is to ensure that all buildings are designed to enhance their unique location and landscape, speaking to the vernacular architecture of the area, without restricting design innovation. Quality of design, materiality and detail is emphasised over style.

Buildings are to be simple in form and will fit within the setback and height controls for the development. Primary roofs are to be gables, with other roof forms used as linking sections, or ancillary roofs, where required to give the best architectural outcome.

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To match roofing material

Exterior Cladding dominant walls

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Natural or powder-coated

